



City of Annapolis

Department of Planning & Zoning

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Historic Preservation Commission

February 26, 2015

The Historic Preservation Commission (HPC) of the City of Annapolis held its regularly scheduled public meeting on February 26, 2015 in the City Council Chambers. **Chair** Kennedy called the meeting to order at 7:31pm.

Commissioners Present: **Chair** Kennedy, **Vice Chair** Leahy, Phillips, Kabriel, Finch

Commissioners Absent: Toews, Zeno

Chair Kennedy introduced the commissioners and staff. She stated the Commission's purpose pursuant to the authority of the Land Use articles and administered the oath en mass to all persons intending to testify at the hearing.

C. ANNOUNCEMENTS

Ms. Craig noted that the HPC members in attendance had an informative conference at the Preservation Law Conference in Washington D.C. She noted that two of the City Attorneys involved in historic preservation were in attendance.

D. OLD BUSINESS

1. 120 Duke of Gloucester Street – Jan van Zutphen/City of Annapolis – Tree removal.

This application is continued to the March 10, 2015 meeting to allow the City to amend their application based on the direction of the HPC.

2. Dock Street, Randall Street & Compromise Street – Department of Public Works/City of Annapolis – City Dock Bulkhead Replacement – Phase II.

Chair Kennedy clarified that a public hearing was held on this application on February 10, 2015 and public testimony was closed. The HPC was in deliberation however the applicant wanted additional materials as well as additional time to address the concerns of the HPC on the initial application.

Ms. Greco did a brief overview of the HPC's concerns from the last meeting specifically the protection of the view shed particularly the pedestrian view as well as view from the water. The HPC expressed concerns regarding a lack of local design standards to justify the height and spacing of the pilings. The goal of the presentation tonight is to provide the HPC with a complete packet, answer additional questions and address any concerns so the application can move forward. She noted that this submittal includes a needs statement since Annapolis is a recreational boating destination. The existing bulkhead is deteriorating and this has been documented since 2008. The existing power outlets along the Dock Street seawall are set low along the land side so are prone to flooding due to storm surges. To defray some of the construction costs for replacing and upgrading City Dock, the City obtained a \$1.5M Federal Boating and Infrastructure grant. The resubmittal packet includes upgrading plans.

The general plan is to install 700 linear feet of steel sheet piling. She identified the project area to be located near the water taxi area proceeding down Dock Street to end at the boardwalk adjacent to the Donner Lot. The type of bulkhead will consist of a cantilever design and there will be replacement in

kind of all paving materials. The existing street furniture and history plaques will be removed and stored during construction. The Alex Haley and Kunta Kinte statues will be protected in place. The new concrete seal wall will encapsulate the existing seawall and the top of the new bulkhead. There will be new piles installed on Dock Street and Donner Lot. There will be no piles on Compromise Street and along the angled wall. The utility pedals will be installed to uniformed height of elevation, 8-feet. There will be archaeology monitoring on this project. She concluded that the biggest change is the removal of piles in the turning basin on Compromise Street and the angled wall to replace them with 12-feet on center pilings along Dock Street and a recessed bit designed to be installed in the concrete seawall. **Chair** Kennedy clarified that the proposal is to lower all of the pilings by 3-feet and to mitigate the pilings on Dock Street by not installing pilings in the view shed on the Donner lot.

Staff: Ms. Craig stated that this is a complete packet and all the items requested have been provided. She addressed the specific guidelines that the project has met as compliant. She recommended that there be archaeological monitoring during construction. She asked for a preconstruction report to accompany the photographs and to add a condition that the color of the pedestals be black.

Public: **Chair** Kennedy reopened the public hearing and asked if anyone in the public wanted to testify for or against. There was no one in the public who spoke in favor or opposition so **Chair** Kennedy declared the public hearing closed at 8:31pm.

Commissioners: **Chair** Kennedy believes it is inappropriate to install two utility pedestals near the Compromise Street wall behind the Kunta Kinte memorial statue and the remaining commissioners agreed. The applicant agreed to withdraw the two utility pedestals from the Compromise Street wall to preserve the integrity of the Kunta Kinte memorial statue. **Chair** Kennedy discussed the caps as specific to compliance with guideline D.28 and a majority of the commissioners present agreed that it was compliant.

Vice Chair Leahy noted that whereas the amended application for Dock, Randall and Compromise Streets to remove the two utility pedestal is compliant with HPC guidelines, A.1, A.3, B.1, C.1, C.12 D.4, D.5, D.28, E.1 and E.2, moved approval subject to the following conditions:

- a). There be qualified archaeological monitoring;
- b). There be a preconstruction plan provided to staff to include storage of artifacts offsite and including vibration monitoring report;
- c). The power pedestals should be black.

Ms. Phillips seconded the motion. The motion passed unanimously in a vote of 5-0.

The HPC recessed at 8:34pm and reconvened at 8:37pm.

Chair Kennedy accepted the following exhibits into the record.

Exhibit Number	Exhibit Types
H	City Dock Bulkhead Replacement Project Phase II
I	City Dock – Phase II Bulkhead Replacement Project EBA Letter dated February 17, 2015
J	EBA Engineering, Inc. Deborah Schwab Landscape Architect dated December 16, 2014
K	View of Donner Lot Plan
L	Section 01000 - Protection of Existing Monuments and Features During Construction
M	Project Review Form Request for Comments from MHT 1/12/15
N	Site Plan dated February 16, 2015
O	Temporary Traffic Control Plan dated February 16, 2015
P	Site Plumbing and Fire Protection Plan dated December 2014

Exhibit Number	Exhibit Types
R	Plan and Elevation dated February 16, 2015
R	Market Space Geothermal Wells Proposed Work Plan
S	3.5 years of transient boater usage printouts

E. PRE APPLICATION

Chair Kennedy reminded those present that this is an informal discussion held as a courtesy to the applicants to determine feasibility as well as to address any other issues of concern that may arise at the hearing. This review does not constitute an approval and nothing discussed in this session will be binding on the commissioners or applicants.

1. **151 Main Street** – Mark Hall/Realistic Builders – Storefront restoration.

Mr. Hall acknowledged that this is a pre application and nothing is binding. He explained that the goal of the project is to restore windows to make the windows water tight to avoid infiltration.

Chair Kennedy **summarized** that this is an application to rehabilitate/restore a series of transom windows discovered during demolition. The HPC welcomes a full application with guidance that there be documentation that the preexisting conditions do not fall under guideline D.4 and there be a plan for the sign preservation.

2. **109 Duke of Gloucester Street/St. Mary's Elementary School** – Jay Schwarz/Alt Breeding Schwarz Architects - Addition

Mr. Jackson and Mr. Schwarz acknowledged that this is a preapplication and nothing is binding. Mr. Jackson gave an overview that the school has been looking into developing a preschool program so hired Alt Breeding Schwarz to review the existing downtown property to identify a possible site to gain additional classroom space for the program. He explained that the zoning rule changed in 2005 to not allow private schools downtown, this was an inadvertent change. Ordinance O-31-14 was passed to correct this mistake and will allow the school to become a special exception. He went over the proposal for creating classroom space at the 109 Duke of Gloucester Street location.

Chair Kennedy **summarized** that the HPC has concerns with subordination of the project in that it will not comply with the guideline. The application should also discuss the use of light and getting light into the building.

3. **1 Martin Street** – Historic Annapolis, Inc., Fourth Street Design Studio, Campion/Hruby Landscape Architects – Additions and landscape renovations.

Mr. Schwerzler, Mr. Clark, and Ms. Ware all acknowledged that this is a preapplication and nothing discussed in the setting will be binding.

Mr. Scherzler provided the vicinity map and clarified that the HPC had concerns regarding the view sheds at the last discussion. He provided photographs that show how the applicant is addressing this concern for the HPC to review.

Chair Kennedy **summarized** that a majority of the commissioners present believe that the project is moving in a positive direction i.e. the simplification of roof forms; decrease in amount of glass and the use of windows as opposed to use of doors, and removal of the front dormer windows from the 1 Martin Street facade. The main issues that remain is technical testimony regarding the argument for strict versus lenient. The applicant is challenged to look at some of the massing on the roof on the catering end to see if it can be resized to be more similar to the other end. The applicant should look at ways to

achieve the programmatic need of the new door entrance being prominent in ways that do not include architectural oversizing. The key is to discuss how the project will be differentiated as it relates to visual of the old to new.

F. ADMINISTRATIVE BUSINESS

1. Referral of Ordinance O-5-15 – Flood Plain Management in City of Annapolis

Mr. John Manassa, Chief Code Enforcement, described Ordinance O-5-15 explaining that the flood insurance rate map is update periodically and the region that includes Annapolis was updated by FEMA to delineate where flood zone/waves are located. The effective date of the current map is February 18, 2015. The ordinance is intended to adopt the new map as the effective map for the jurisdiction. The City currently uses the Maryland model code for the flood plain ordinance and the MDE representative is the person who helps coordinate the current model code as well as what it being proposed in the ordinance. The ordinance represents some changes to the map.

Chair Kennedy accepted the following exhibits into the record.

Exhibit Number	Exhibit Types
A	Text of the Ordinance
B	Staff review and guidance dated February 2015

Staff: Ms. Craig restated her report and recommended approval of the ordinance with amended language.

Public: Public testimony opened at 11:01pm and no one spoke in favor or opposition of the application so the **Chair Kennedy** declared the public testimony closed.

Commissioners: **Chair Kennedy** questioned whether the HPC felt comfortable moving the ordinance forward with a recommendation. A majority of the commissioners believed that moving forward with a recommendation is the best approach.

Vice Chair Leahy moved to accept staff's recommendation of the ordinance. Ms. Phillips seconded the motion. The motion passed unanimously in a vote of 5-0.

2. H.P. Division Monthly Report for January 2014
This was postponed.

With there being no further business, **Vice Chair Leahy** moved to adjourn the meeting at 11:07pm. Mr. Kabriel seconded the motion. The motion passed unanimously in a vote of 5-0.

The next meeting is scheduled for March 10, 2015 at 7:30pm at the City Council Chambers.

Tami Hook, Recorder